

An aerial photograph of a city, likely Cambridge, Massachusetts, showing a dense urban area with numerous buildings and streets. A large river, the Charles River, flows through the city, with several bridges crossing it. The trees are in full autumn foliage, displaying vibrant shades of yellow, orange, and red. The sky is blue with scattered white clouds. A green banner is overlaid across the top of the image, and a black banner is overlaid across the bottom right.

Climate Crisis Working Group

Meeting #6

Agenda

Wednesday, November 17th

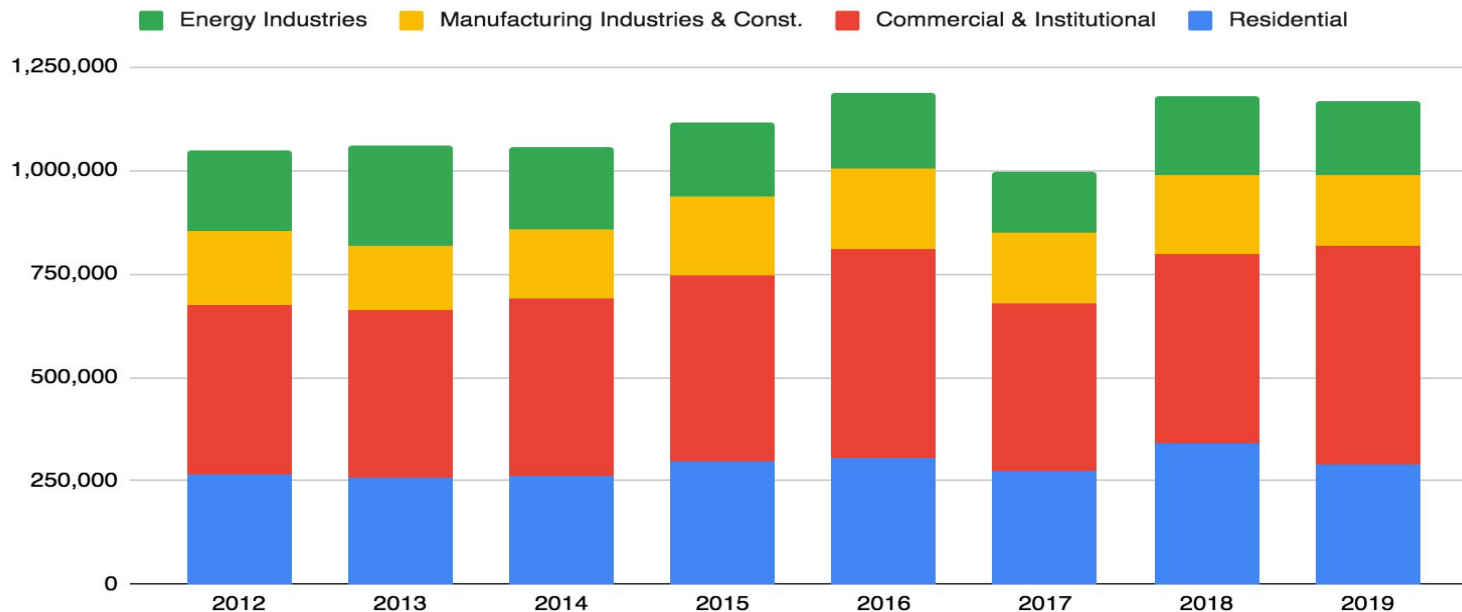
- Review Meeting 5 Summary 5 minutes
- Brief review of City's emissions and goals
- Brookline Special Permit & Green New Deal
- Breakout groups - discuss/refine recommendations
 - 3 groups, 75 minutes
- Discussion on final product and next steps
 - Reports from groups 30 minutes

Meeting 5 Summary

- Reviewed overall goals and urgency
- Reviewed BEUDO draft amendments
 - Presentations from CDD (Seth) and Margery Davies
- “TED Talk presentations:
 - Audrey - HEET
 - Carol Lee - Transportation
- Smaller action items discussion in breakout groups
 - Reviewed action items spreadsheet and started to fill out recommendations

Emissions from buildings relatively flat 2012-2019

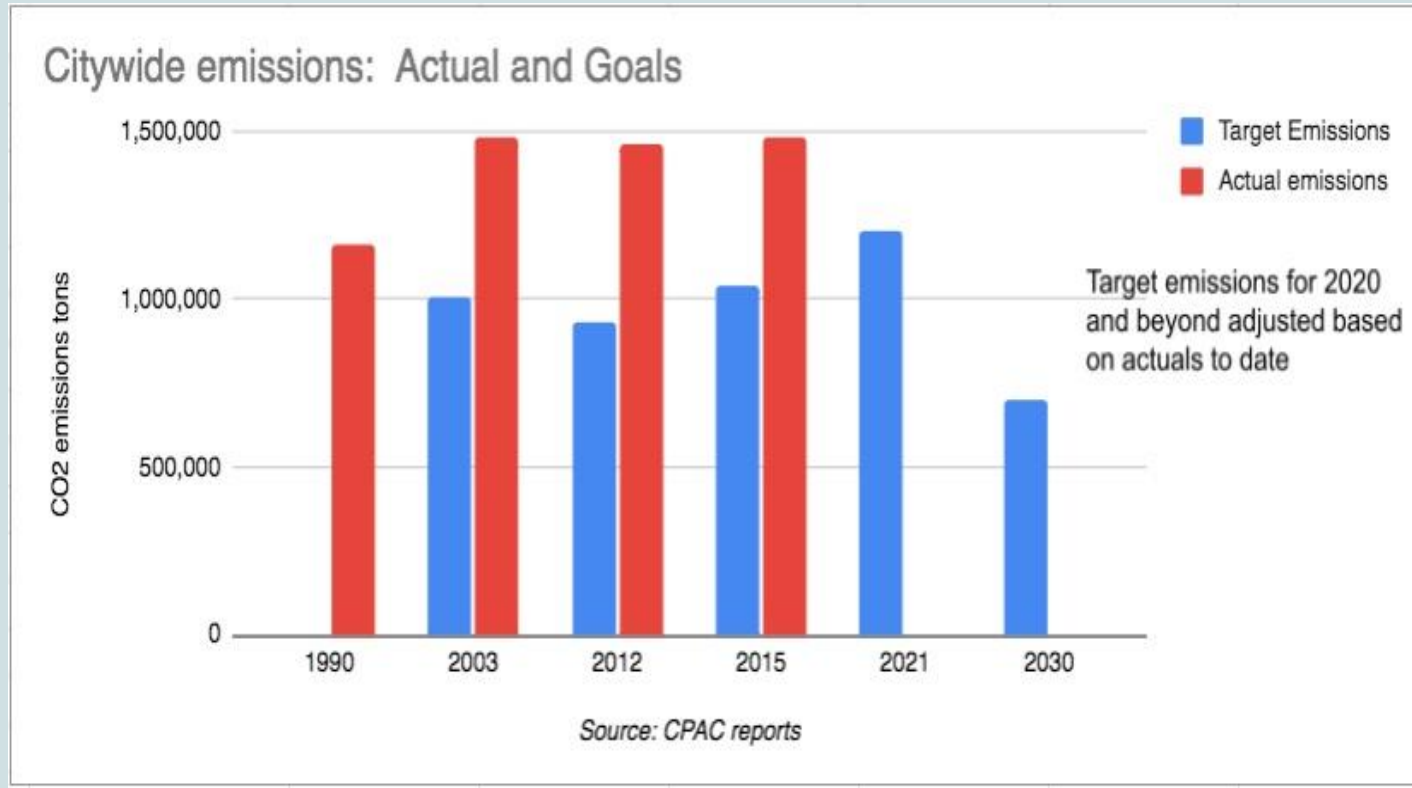
Cambridge Emissions from Buildings 2012-2019



Source: DNV 2021 NZAP update page 10

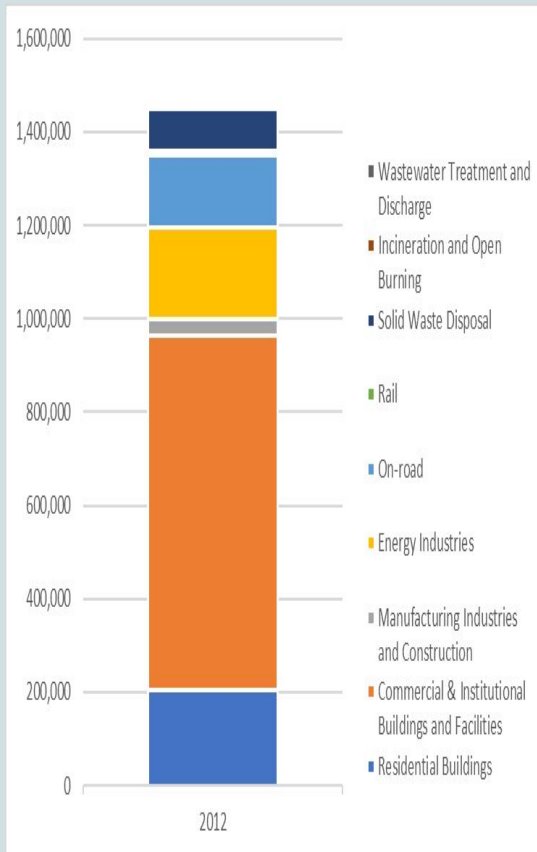
Buildings account for about 80% of citywide emissions, BEUDO bldgs about 65% of that

Cambridge emissions targets adjusted over time

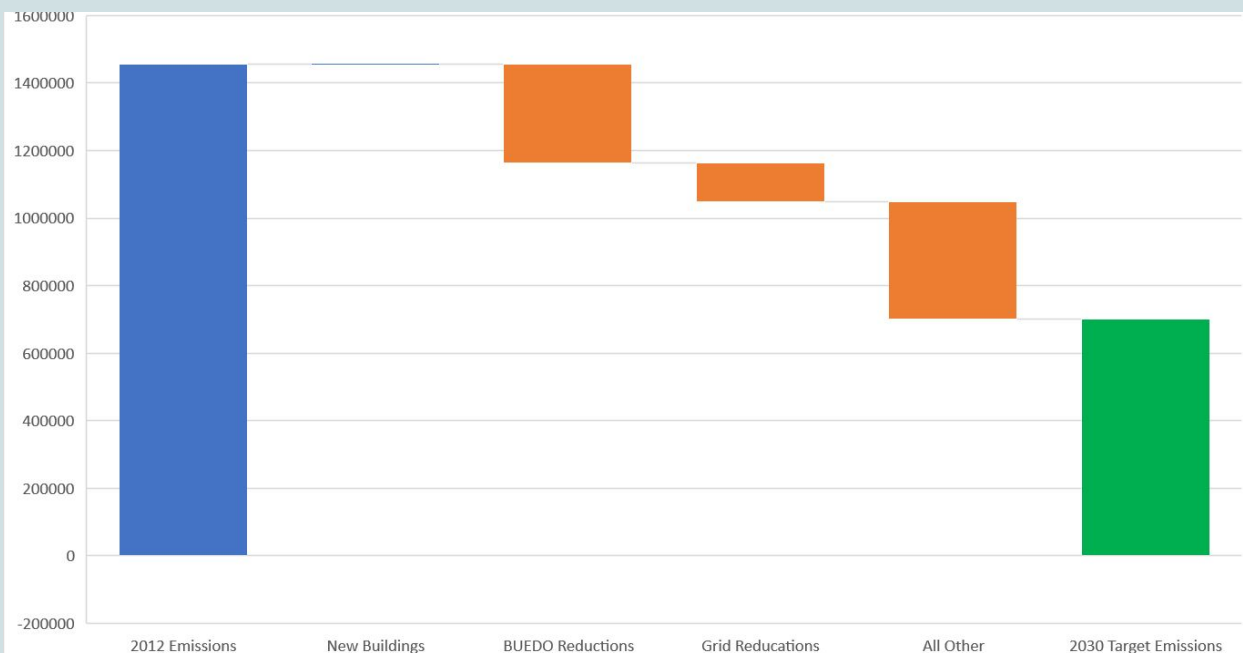


*NOTE: The emissions data from 1990 - 2000 were collected using a different methodology from the data from 2000 on, so the early data may not be directly comparable to those collected later

Emissions reductions needed to meet goal



Illustrative model: if all new buildings net zero, 40% BEUDO bldg reduction from 2012 & 10% from grid greening



Source: CPAC Emissions Data Report. Reductions based on estimates from BEUDO 2.0.

Special Permit Approach to ending Fossil Fuels- Brookline

- Nov. 2019 - Brookline (and Cambridge) proposed banning new buildings that included new fossil fuel infrastructure
 - Struck down by AG for clashing with state building code and utility law
- Jun. 2021 - Brookline passed Warrant Article 26, affecting zoning rules
 - Town will grant special permits to new construction and major renovations without fossil fuel infrastructure
 - Permits can be granted to buildings with gas infrastructure, but permits will expire in 2030 => huge incentive to electrify
- “Special permits are inherently discretionary, and in Brookline no building will be denied one solely on the basis of fossil fuel use.” - Law prof Turner
- State law allows municipalities to attach conditions to special permits
- Cambridge could propose similar conditions on all special permits - for new construction or substantial renovations

Cambridge Green New Deal

- Proposed Green New Deal currently under review by City Council proposes fees based on emissions a commercial building will produce over its lifetime
 - Money from fees to be used to fund green jobs training programs and energy efficiency projects
- Developers must provide embodied emissions, lifetime expected emissions, and payment schedule for how to “zero out” total emissions over no more than 10 years.

Special Permit Approach vs. Green New Deal

- Green New Deal uses net zero approach
 - Allows for use of fossil fuel with fees
- Special permit approach allows fossil fuels until 2030 - WITH major incentive to construct without any fossil fuels
- Special permit approach can be used in tandem with GND for highest GHG impact
- Complex accounting and definitions required for GND, per Planning Board discussion. No accounting for special permit
- Immediate impact for special permits

Breakout Groups

Major Actions: BEUDO 2.0 Buildings + CCE:

- Margery
- Malcolm
- Justin
- Seth
- *Patty*

Innovations: Special Permit Idea, Microgrid, Incentives to decarbonize homes - renters and owners

- Audrey
- Lyn
- Ben
- Cynthia
- Sumbul
- *Adrienne*

Other Actions

- Susanne
- Carol Lee
- Daniel
- Connor
- Gaurab
- *Michael*

Breakout Groups - Outcome

- Build on work from other meetings and gain agreement on actions to recommend taking
- In reviewing actions, identify what is needed to overcome barriers if needed in terms of:
 - Money
 - Mindset change
 - Mandates
 - Overcoming structural barriers

Next Steps

- Report back from breakout rooms
- In the coming weeks:
 - Finalize small action items spreadsheet, circulate for review
 - Draft report cover page, circulate for review
 - Optional additional meetings to discuss RECs, meeting with CM
 - Submit final recommendation to City Council
- Will plan another meeting - OPTIONAL